

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 37 Scott Street, Blairgowrie VIC 3942

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$860,000 & \$945,000

### Median sale price

Median price \$1,000,000 Property type House Suburb Blairgowrie

Period - From 01/12/2019 to 30/11/2020 Source CoreLogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 Godwin Street, Blairgowrie	\$828,000	22/01/2021
38 Melibee Street, Blairgowrie	\$888,000	14/01/2021
19 Phillipa Street, Blairgowrie	\$892,536	08/02/2021

This Statement of Information was prepared on: 24/02/2021